

031.A

0006

0045.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

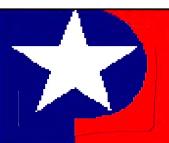
563,100 / 563,100

USE VALUE:

563,100 / 563,100

ASSESSED:

563,100 / 563,100



## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 45 |        | ADAMS ST, ARLINGTON   |

## OWNERSHIP

|          |                   |         |    |
|----------|-------------------|---------|----|
| Owner 1: | MULLER LAURENCE Y | Unit #: | 45 |
| Owner 2: | DONG ANQI         |         |    |
| Owner 3: |                   |         |    |

Street 1: 45 ADAMS ST

Street 2:

Twn/City: ARLINGTON

|               |        |            |
|---------------|--------|------------|
| St/Prov: MA   | Cntry: | Own Occ: Y |
| Postal: 02474 |        | Type:      |

## PREVIOUS OWNER

|          |                              |
|----------|------------------------------|
| Owner 1: | BUSH ADAM M & GREEN KERI B - |
| Owner 2: | -                            |

Street 1: 45 ADAMS ST UNIT 45

Twn/City: ARLINGTON

|               |        |            |
|---------------|--------|------------|
| St/Prov: MA   | Cntry: | Own Occ: Y |
| Postal: 02474 |        | Type:      |

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Vinyl Exterior and 1128 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R2   | TWO FAMIL   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 7600  |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

## IN PROCESS APPRAISAL SUMMARY

| Legal Description |  |  |  |  |  |  |  | User Acct |
|-------------------|--|--|--|--|--|--|--|-----------|
|                   |  |  |  |  |  |  |  | 260216    |
|                   |  |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  |  | Insp Date |
|                   |  |  |  |  |  |  |  | 10/14/17  |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             |               |               | Parcel ID  | Parcel ID 031.A-0006-0045.0 |  |  |  | USER DEFINED |  |  |  |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|-----------------------------|--|--|--|--------------|--|--|--|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |                             |  |  |  |              |  |  |  |
| 2020                | 102 | FV  | 552,600    | 2300      | .         | .          | 554,900     | 554,900       | Year End Roll | 12/18/2019 |                             |  |  |  |              |  |  |  |
| 2019                | 102 | FV  | 577,200    | 2300      | .         | .          | 579,500     | 579,500       | Year End Roll | 1/3/2019   |                             |  |  |  |              |  |  |  |
| 2018                | 102 | FV  | 511,100    | 2300      | .         | .          | 513,400     | 513,400       | Year End Roll | 12/20/2017 |                             |  |  |  |              |  |  |  |
| 2017                | 102 | FV  | 466,400    | 2300      | .         | .          | 468,700     | 468,700       | Year End Roll | 1/3/2017   |                             |  |  |  |              |  |  |  |
| 2016                | 102 | FV  | 466,400    | 2300      | .         | .          | 468,700     | 468,700       | Year End      | 1/4/2016   |                             |  |  |  |              |  |  |  |
| 2015                | 102 | FV  | 424,500    | 2300      | .         | .          | 426,800     | 426,800       | Year End Roll | 12/11/2014 |                             |  |  |  |              |  |  |  |
| 2014                | 102 | FV  | 405,300    | 2300      | .         | .          | 407,600     | 407,600       | Year End Roll | 12/16/2013 |                             |  |  |  |              |  |  |  |
| 2013                | 102 | FV  | 405,300    | 2300      | .         | .          | 407,600     | 407,600       |               | 12/13/2012 |                             |  |  |  |              |  |  |  |

## SALES INFORMATION

| TAX DISTRICT    |           |      |           |           |            |    |     |       |       | PAT ACCT. |  |  |  |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|-----------|--|--|--|
| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |           |  |  |  |
| BUSH ADAM M & G | 75693-149 | 1    | 9/23/2020 |           | 615,000    | No | No  |       |       |           |  |  |  |
| RIDEOUT EDWARD  | 42573-446 |      | 4/22/2004 |           | 355,000    | No | No  |       |       |           |  |  |  |

## BUILDING PERMITS

| Date       | Number | Descrip      | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result      | By | Name |
|------------|--------|--------------|--------|-----|------------|----------|------------|---------|------|-------------|----|------|
| 11/30/2020 |        | SQ Returned  |        |     |            |          |            |         | JO   | Jenny O     |    |      |
| 11/19/2020 |        | SQ Mailed    |        |     |            |          |            |         | MM   | Mary M      |    |      |
| 10/14/2017 |        | Inspected    |        |     |            |          |            |         | HS   | Hanne S     |    |      |
| 10/7/2017  |        | MEAS&NOTICE  |        |     |            |          |            |         | HS   | Hanne S     |    |      |
| 5/3/2005   |        | External Ins |        |     |            |          |            |         | BR   | B Rossignol |    |      |
| 5/3/2005   |        | Info Fm Prmt |        |     |            |          |            |         | BR   | B Rossignol |    |      |

Sign: VERIFICATION OF VISIT NOT DATA / / /

